



37 Acres End | Amersham | Buckinghamshire | HP7 9DZ

£795,000

JOHN NASH & CO.

Three Bedroom Detached Home | Excellent Condition with Modern Kitchen and Bathrooms | Garage plus Parking for Several Cars | South Facing Garden | Excellent Potential to Extend STPP | Close to Schools, Train and Town Centre | NO ONWARD CHAIN

01494 725005

www.john-nash.co.uk

admin@john-nash.co.uk

John Nash & Co

31 Hill Avenue, Amersham, Buckinghamshire HP6 5BX

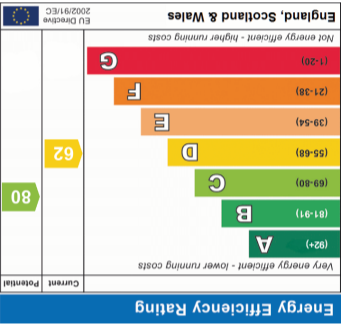
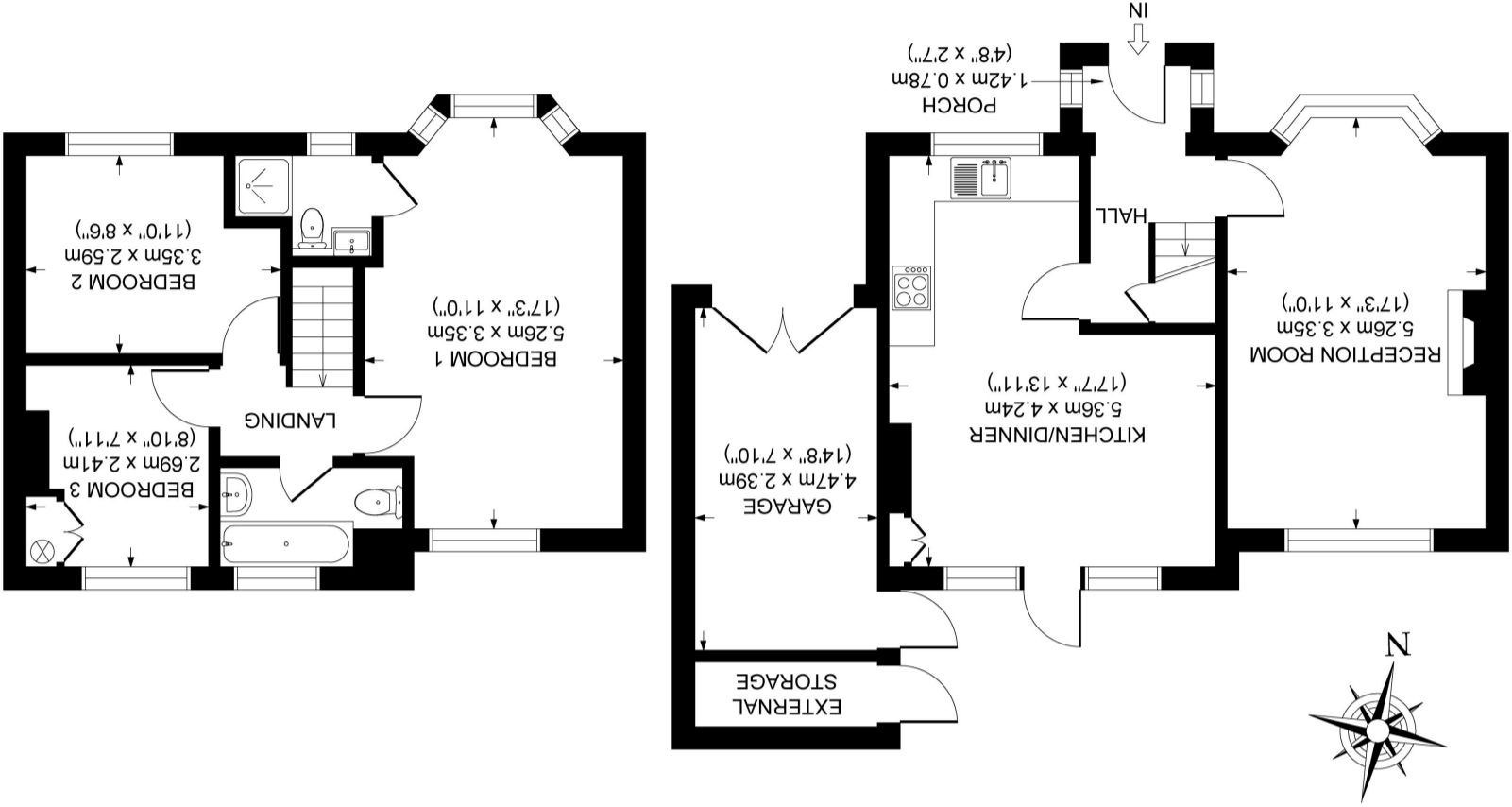
All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

JOHN NASH & CO.

APPROX. GROSS INTERNAL FLOOR AREA 1006 SQ FT / 93 SQ M INCL. GARAGE
37 ACRES END, AMERSHAM, HP7 9DZ

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 420 SQ FT

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 586 SQ FT



These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give nor do Messrs John Nash & Co. nor does any Partner or Employee of Messrs John Nash & Co. have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars.

In the event of the Agents supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these Particulars.



This three bedroom detached property boasts a modern interior in excellent condition situated on a good size plot with a south facing rear garden and ample off street parking to the front. The accommodation has been re-decorated throughout, has a new kitchen and ensuite along with a new Ideal boiler. On the market with No Onward Chain, the house is situated in the desirable Hundred Acres community of Amersham on the Hill, with easy access to schooling, the train station and the many shops and amenities in Amersham. There is fabulous scope to extend this house, subject to planning permission, should you so wish.



The Property

Presented in move in condition, this appealing three bedroom property would make an ideal home for families, those looking for an exciting extension/renovation project or first time home buyers.

The entrance leads into a sun drenched double aspect lounge with feature electric fireplace and bay window to the front. The newly fitted, contemporary kitchen opens into a dining/living space with a door leading onto the garden patio. There are ample cabinets and worksurfaces along with fitted appliances.



Upstairs there are three bedrooms, an ensuite shower room and a family bathroom. The master bedroom includes the newly fitted ensuite and a matching bay window to the one below in the lounge. There are two further bedrooms, one being a double and the other a single. The family bathroom is also modern with a pedestal wash hand basin, WC and bath.

Outside

Nicely positioned on the plot, the house boasts a spacious front garden mainly laid with pebble dash for ample car parking and is surrounded by mature hedges. A side gate provides access to the south facing rear garden where there is excellent space to the side of the house, a timber garden shed and to the rear there is a good size patio and expansive area of lawn. The garden is also surrounded by mature hedges and fencing. From the rear, there is access to the single garage which houses the meters and electric consumer unit, and attached to the rear of the garage is a further brick storage room.

Location

Amersham is a popular town offering excellent facilities for the commuter via the Metropolitan and Chiltern Lines to Central London and the motorway networks. Local schooling for all ages is within walking distance as is the town centre which offers a variety of shopping facilities together with a selection of restaurants and coffee shops. Also within walking distance is the recently renovated Chiltern Leisure Centre with activities for the whole community. The Old Town of Amersham is also within walking distance which boasts 16th century red brick boutique shops, hotels and restaurants.

Council Tax Band E - £3,002.40 2025/2026 Rates

